

Final

ENVIRONMENTAL CONDITION OF PROPERTY REPORT

**Public Private Venture Family Housing Area
Naval Weapons Station Seal Beach,
Seal Beach, California**

August 24, 2007

Prepared for:



**Naval Facilities Engineering Command, Southwest
San Diego, California**

Prepared under:

Contract Number N62473-06-D-2206

Task Order Number 0006

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ALNC-2206-0006-0012

According to regional radon information obtained from EPA, the Subject Lease Property is located within an EPA-designated Zone 3 for radon gas (EDR 2007d). Average radon concentrations within Zone 3 are reported to be less than 2.0 pCi/L, below EPA-designated action levels for radon mitigation and/or control measures (EPA 1993).

The most recent DoD policy with regard to radon is described in the DoD memorandum *Asbestos, Lead-based Paint and Radon Policies at Base Realignment and Closure Properties* (DoD 1994). This memorandum states that, in accordance with 26 United States Code (USC) Sections 2661 to 2671, the DoD will conduct a study to determine radon levels in a representative sample of its buildings. The DoD has applied EPA guidelines for residential structures (i.e., an average radon concentration of 4 picoCuries per liter [pCi/L]) with regard to remedial actions.

Based on the document and records review and personnel interviews, no evidence was found to indicate the current or historical presence of actionable concentrations of radon gas within the Subject Lease Property. According to Air and Water Quality Program Manager Mr. Paul Nguyen, radon was surveyed at the installation during an informal study conducted by EPSO at NWS Seal Beach. During this survey, a number of samples were collected and reported results were less than 4 pCi/L.

2.6.10 Pesticides, Herbicides, and Fungicides

Based on the visual property inspection, document and records review, and personnel interviews, no evidence was found to indicate current or historical use, storage, or disposal of larger than household quantities (i.e., less than one liter) of pesticides, herbicides, or fungicides within the Subject Lease Property.

Based upon personnel interviews with Ms. Lisa Bosalet, past application of chlordane is considered to be possible, particularly in consideration of the age of the On-Base Family housing units within the Subject Lease Property. However, review of reasonably available documentation and records did not indicate the use or non-use of chlordane. No sampling was performed as part of the ECP survey for NWS Seal Beach to confirm the presence or absence of chlordane within the Subject Lease Property. According to the EPA, chlordane was used as a pesticide in the United States from 1948 to 1988. In 1988, all approved uses of chlordane in the United States were canceled (EPA 2007). From 1983 to 1988, chlordane's only approved use was to control termites in homes. The pesticide was applied underground around the foundation of homes. Before 1978, chlordane was also used as a pesticide on agricultural crops, lawns, and gardens and as a fumigating agent. In 1978, EPA canceled the use of chlordane on food crops and phased out other above-ground uses over the following 5 years. According to the EPA, chlordane can remain persistent in soils for over 20 years.

NWS Seal Beach has a Pest Management Plan (Bennett, C.W. and Schallmann 2004) with eleven Integrated Pest Management Outlines (IPMO) for specific pests (including ants, aphids and lacebugs, bees and wasps, cockroaches, house and filth flies, spiders, termites [subterranean], turf pests, other vertebrate pests, web worm fall, and weeds) and various

The IPMOs describe the purpose, surveillance, pest management techniques, precautions for sensitive areas, prohibited practices, environmental concerns and other remarks.

Based upon personnel interviews with Ms. Lisa Bosalet, past application of chlordane is considered to be possible, particularly with consideration of the age of installation facilities in the vicinity of the Subject Lease Property. However, review of reasonably available documentation and records did not indicate the use or non-use of chlordane. Further information from the EPA regarding chlordane can be found in Section 2.6.10.

2.7.7 Ordnance

The mission of the base is munitions storage and distribution so there are numerous ordnance storage sites at the base as well as ordnance distribution areas. A personnel interview with Ms. Pei-Fen Tamishiro indicated that there is no known historical or current use, storage or disposal of ordnance within the Subject Lease Property. Review of available documentation and records indicates that all MRP sites at NWS Seal Beach are outside of a 1-mile approximate search distance from the Subject Lease Property.

2.7.8 Other Findings

According to an inventory of transformers provided by the Navy, there are 98 transformers at the base, of which 23 are described as pole-mounted and 9 are described as dry-type transformers.

Based on an inventory provided by the Navy, NWS Seal Beach maintains a number of air permits for parts washers, paint booths, boilers, baghouses, emergency generators, tanks, ovens, engines, and other equipment.

3.0 CONCLUSIONS

This section presents the conclusions of the ECP report and the data gaps identified during the performance of the ECP survey.

3.1 ENVIRONMENTAL CONDITION OF PROPERTY AND LAND USE CONTROLS

This ECP report has been prepared to document the condition of the Property at the time of transfer of federal property to a PPV, consistent with the requirements for a CERCLA Section 120(h) transaction analysis.

Several acres of the vicinity of Masthead Blvd. and Anchor Way were previously designated as IR Site 9 because of sandblast disposal in the area. All elevated concentrations have subsequently been removed and the site use is no longer restricted as a result of the disposal. The remaining portions of the Subject Lease Property have no current or past history of release or disposal. Household quantities of hazardous materials are stored by housing tenants and a